68-84

## RK 7308PG320

## TRANSFER TAX PAID

## WARRANTY DEED

(Statutory Short Form) 008282

David J. Coyne, whose mailing address is 13 Broadway Street, Waterville, Maine 04901, for consideration paid, grant to Sandra E. Chadbourne, whose mailing address is RR 1 Box 362, Madison, ME 04950 with Warranty Covenants, certain lots or parcels of land situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

Parcel One: Bounded southwesterly ninety-nine (99) feet by Broadway, so-called; northwesterly sixty-six (66) feet by Russell Avenue, so-called; northeasterly ninety-nine (99) feet; by Lot numbered 252 on that Plan of Lots entitled "Libby Heights" and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Page 22 and 23; and southeasterly sixty-six (66) feet by Lot numbered 234 on said Plan. Being Lot numbered 253 on said Plan.

Parcel Two: Commencing at a point in the southwesterly bound of Libby Avenue, so-called, which point is situated at the northeasterly corner of those premises now or formerly of Marc J. Vigue and Sylvia P. Vigue; thence in a general northeasterly direction along the southeasterly line of said right of way, a distance of one hundred eight (108) feet to a point; thence in a general southeasterly direction a distance of ninety-eight and ninety-five one hundredths (98.95) feet to a point; thence in a general southwesterly direction a distance of one hundred eight (108) feet, more or less, to appoint on the northeasterly line of said Vigue lot; thence in a general northwesterly direction, along the northeasterly line of said Vigue lot, a distance of ninety-eight and ninety-five one hundredths (98.95) feet to the point of beginning.

These premises are subject to the following condition and covenant which shall run with the land and be binding upon all holders of the title thereto: the holders of title shall and will agree to pay their pro-rate share of the costs of construction of the street and the laying of water and sewerage pipes on the Libby Avenue at such time as such street or facilities are constructed upon begin billed therefore. The conveyance of these premises shall not be construed in any way to convey to the holders of title any right in or to the thirty-three (33) foot right of way as delineated on a Plan of Libby Heights dated August 7, 1965, and made by R. G. Knowlton and situated southwesterly of the above described premises.

BEING the same premises conveyed by Harvey Beaudreault, duly appointed and acting Personal Representative of the Estate of Rosanne M. Coyne, to David J. Coyne by deed dated January 6, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6134, Page 146.

Witness my hand and seal this 14th day of March, 2003.

David J. Coyle

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State of Maine Kennebec, ss.

March 14<sup>th</sup>, 2003

Personally appeared the above named David J. Coyne and acknowledged the foregoing instrument to be his free act and deed.

Refore me

Michael F. Phillips, Jr.

Notary Public

My Com. Exp. 05/31/09

RECEIVED KENNEBEC SS. 2003 MAR 17 All 9: 00

STE CONTRACTOR DESIGN